



DEPARTMENT OF PLANNING AND BUILDING

TO: SUBDIVISION REVIEW BOARD

FROM: NANCY ORTON, DEPARTMENT OF PLANNING AND BUILDING

DATE: JUNE 2, 2014

SUBJECT: TIME EXTENSION FOR LOT LINE ADJUSTMENT

SUMMARY

The attached time extension request has been reviewed by staff. It complies with Section 21.02.030 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County Ordinances. The lot line adjustment is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

RECOMMENDATION

Staff recommends that your Board approve this time extension.

DISCUSSION

Lot Line Adjustment COAL 11-0058 (SUB2011-00016) Request for a 1st and final time extension from **Miossi Bros. La Cuesta Ranch** for a Lot Line Adjustment (SLO/COAL 11-0058) to adjust the lot lines between five parcels of 153, 171, 49, 0.9, and 0.5 acres. The adjustment will result in four parcels of 129, 129, 108, and 7.4 acres each. The existing 153 acre parcel is currently divided between the City of San Luis Obispo and the unincorporated area of the County of San Luis Obispo, the resulting configuration will result in one 7.4 acre parcel within the City of San Luis Obispo and one 129 acre parcel within the unincorporated area of the County of San Luis Obispo. The project will not result in the creation of any additional parcels. The proposed project is within the Agricultural land use category in the County and in the Conservation/Open Space and R-1 Residential land use categories in the City. The project is located on both the north and south sides of Highway 101 near and within the northeast side of the City of San Luis Obispo. The site is in the San Luis Obispo planning area.

County File No. **SUB2011-00016**. APN: **052-271-007, 073-341-028, 029, 030, 073-361-011, & 012**. Supervisorial District 2 and 5.

The lot line adjustment was to expire on June 15, 2014. On May 9, 2014, the applicant requested the time extension. After review of the tentative map, staff recommends to the Subdivision Review Board that a **1st time and final extension** be granted to June 15, 2015, subject to the original conditions of approval adopted by the Planning Department Hearing on June 15, 2012.